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THIS DOCUMENT PREPARED BY/RETURN TO:  
Erick D. Langenbrunner, Esq./mam  
McLin Burnsed  
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The Villages, FL 32158-1299

Inst:201160062500 Date:9/30/2011 Time:3:23 PM  
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DC, Gloria R. Hayward, Sumter County Page 1 of 7 B:2362 P:336

Parcel I.D. No(s): \_\_\_\_\_

## **SPECIAL WARRANTY DEED**

Conveyance made as a result of threatened condemnation by Grantee;  
documentary stamp tax not collectable pursuant to Section 12B-4.014(13), Florida Administrative Code

**THIS SPECIAL WARRANTY DEED**, made this 30<sup>th</sup> day of September, 2011, by and between **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida, 32162 ("Grantor"), in favor of **VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, a community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 3201 Wedgewood Lane, The Villages, Florida 32162 ("Grantee").

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the land as described in the attached *Exhibit "A"*, situate and being in Sumter County, Florida.

**SUBJECT** to the restrictions set forth in the attached *Exhibit "B"*.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever; provided however, that Grantee shall maintain the Property primarily as a fire station providing fire prevention and control services to The Villages Fire District. Sumter County, Florida ("County") shall maintain an interest in the Property such that Grantee's failure to maintain the Property as a fire station serving The Villages Fire District, shall result in all right, title and interest to the Property being automatically transferred and conveyed to, and otherwise vesting in, County, and Grantee shall immediately surrender all rights of title, use or entry to the Property to County. Furthermore, should Grantee cease to exist or operate as a local unit of special purpose government, or otherwise become dissolved, insolvent or inactive, all right, title and interest to the Property shall automatically be transferred and conveyed to, and otherwise vest in, County, and

Grantee shall immediately surrender all rights of title, use or entry to the Property to County. The Grantee shall not transfer or convey the Property to any third party without the prior written consent of County. Any transfer or conveyance in violation of this provision shall automatically result in all right, title and interest to the Property being transferred and conveyed to, and otherwise vesting in County. As used herein, The Villages Fire District shall be defined as that area described in and provided for in the Interlocal Governmental Agreement For Fire Prevention, Protection, Emergency Medical, And Emergency Management Services Between The Board Of County Commissioners Of Sumter County, Florida, and The Village Center Community Development District, dated September 27, 2011.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.

WITNESSES

Meg Mosher  
Print Name Meg Mosher  
Gayle L. Nolen  
Print Name Gayle L. Nolen

"GRANTOR"

THE VILLAGES OF LAKE-SUMTER, INC.,  
a Florida corporation

By: Martin L. Dzuro  
Martin L. Dzuro, Vice President

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 28 day of September 2011, by Martin L. Dzuro, as Vice President of and on behalf of The Villages of Lake-Sumter, Inc., who did not take an oath, and is personally known to me.

Gayle L. Nolen  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Gayle L. Nolen  
My Commission Expires: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_

[SEAL]



GAYLE L. NOLEN  
MY COMMISSION # DD 715479  
EXPIRES: September 17, 2011  
Bonded thru Budget Notary Services

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 1 OF 4

## LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF THE RIGHT OF WAY OF MORSE BOULEVARD, ACCORDING TO THE PLAT OF VILLAGES OF SUMTER UNIT NO. 175, AS RECORDED IN PLAT BOOK 12, PAGES 19 THROUGH 19B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; (SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MORSE BOULEVARD); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID UNIT NO. 175 RUN N59°19'59"E ALONG A RADIAL LINE, 120.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF MORSE BOULEVARD AND A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5940.00 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE COURSES: RUN NORTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 01°53'56", AN ARC DISTANCE OF 196.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°48'37", AN ARC DISTANCE OF 65.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°19'33", AN ARC DISTANCE OF 128.78 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 48.00 FEET, TO WHICH A RADIAL LINE BEARS S14°01'26"E AND HAVING A CHORD BEARING AND DISTANCE OF N69°21'22"E, 11.07 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°14'25", AN ARC DISTANCE OF 11.09 FEET; THENCE N62°44'09"E, 79.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 159.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°35'31", AN ARC DISTANCE OF 123.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN S13°15'41"W, 32.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 127.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S50°09'32"E, 93.03 FEET TO WHICH A RADIAL LINE BEARS N18°21'18"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°58'21", AN ARC DISTANCE OF 95.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5554.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'39", AN ARC DISTANCE OF 152.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°11'47", AN ARC DISTANCE OF 95.65 FEET TO A RADIAL LINE; THENCE S68°01'13"E, 55.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°00'49", AN ARC DISTANCE OF 38.42 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 254.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'54", AN ARC DISTANCE OF 82.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2117.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'31", AN ARC DISTANCE OF 89.00 FEET TO A RADIAL LINE; THENCE N29°37'59"W ALONG SAID RADIAL LINE, 18.90 FEET; THENCE S61°01'09"W, 72.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 48.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°56'18", AN ARC DISTANCE OF 24.24 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MORSE BOULEVARD ACCORDING TO THE PLAT OF VILLAGES OF SUMTER UNIT NO. 178, AS RECORDED IN PLAT BOOK 12, PAGES 25 THROUGH 25C, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2360.00 FEET AND A CHORD BEARING AND DISTANCE OF N29°32'41"W, 92.44 FEET TO WHICH A RADIAL LINE BEARS N61°34'39"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'39", AN ARC DISTANCE OF 92.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, DRAINAGE AND UTILITIES OVER ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY:

THAT LAND LYING IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF THE RIGHT OF WAY OF MORSE BOULEVARD, ACCORDING TO THE PLAT OF VILLAGES OF SUMTER UNIT NO. 175, AS RECORDED IN PLAT BOOK 12, PAGES 19 THROUGH 19B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; (SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MORSE BOULEVARD); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID UNIT NO. 175 RUN N59°19'59"E ALONG A RADIAL LINE, 120.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MORSE BOULEVARD AND A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5940.00 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE COURSES: RUN NORTHWESTERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 01°53'56", AN ARC DISTANCE OF 196.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°48'37", AN ARC DISTANCE OF 65.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 131.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°19'33", AN ARC DISTANCE OF 128.78 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 48.00 FEET, TO WHICH A RADIAL LINE BEARS S14°01'26"E AND HAVING A CHORD BEARING AND DISTANCE OF N69°21'22"E, 11.07 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°14'25", AN ARC DISTANCE OF 11.09 FEET TO THE POINT OF TANGENCY; THENCE N62°44'09"E, 79.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 159.00

## CERTIFIED TO:

VILLAGES OF LAKE-SUMTER, INC.;  
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

9/29/11 *William S. Barley*  
DATE WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER

FLORIDA REGISTRATION NO. 3815

FIRE STATION #7



**BARBER  
& ASSOCIATES, INC.**

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709

4600 NE 63RD ROAD • MIDDLETOWN, FL 34651 • (352) 714-3174

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 2 OF 4

FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $44^{\circ}35'31''$ , AN ARC DISTANCE OF 123.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN  $S13^{\circ}15'41''W$ , 2.01 FEET FOR THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 157.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF  $S50^{\circ}38'47''E$ , 117.49 FEET TO WHICH A RADIAL LINE BEARS  $N17^{\circ}22'47''E$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $43^{\circ}58'52''$ , AN ARC DISTANCE OF 120.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5624.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}32'39''$ , AN ARC DISTANCE OF 151.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $52^{\circ}11'47''$ , AN ARC DISTANCE OF 122.98 FEET; THENCE ALONG A RADIAL LINE RUN  $N68^{\circ}01'13''W$ , 30.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 105.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF  $N04^{\circ}07'06''W$ , 92.38 FEET TO WHICH A RADIAL LINE BEARS  $S68^{\circ}01'13''E$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $52^{\circ}11'47''$ , AN ARC DISTANCE OF 95.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5654.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $01^{\circ}32'39''$ , AN ARC DISTANCE OF 152.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 127.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $42^{\circ}58'21''$ , AN ARC DISTANCE OF 95.25 FEET; THENCE ALONG A NON-TANGENT LINE RUN  $N13^{\circ}15'41''E$ , 30.10 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH RANGE 23 EAST AS BEING  $N00^{\circ}30'42''E$ , AN ASSUMED MERIDIAN.
3. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES AND DOES NOT REPRESENT A FIELD SURVEY.
4. THIS SKETCH IS PREPARED IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS RULE 5J-17 F.A.C.

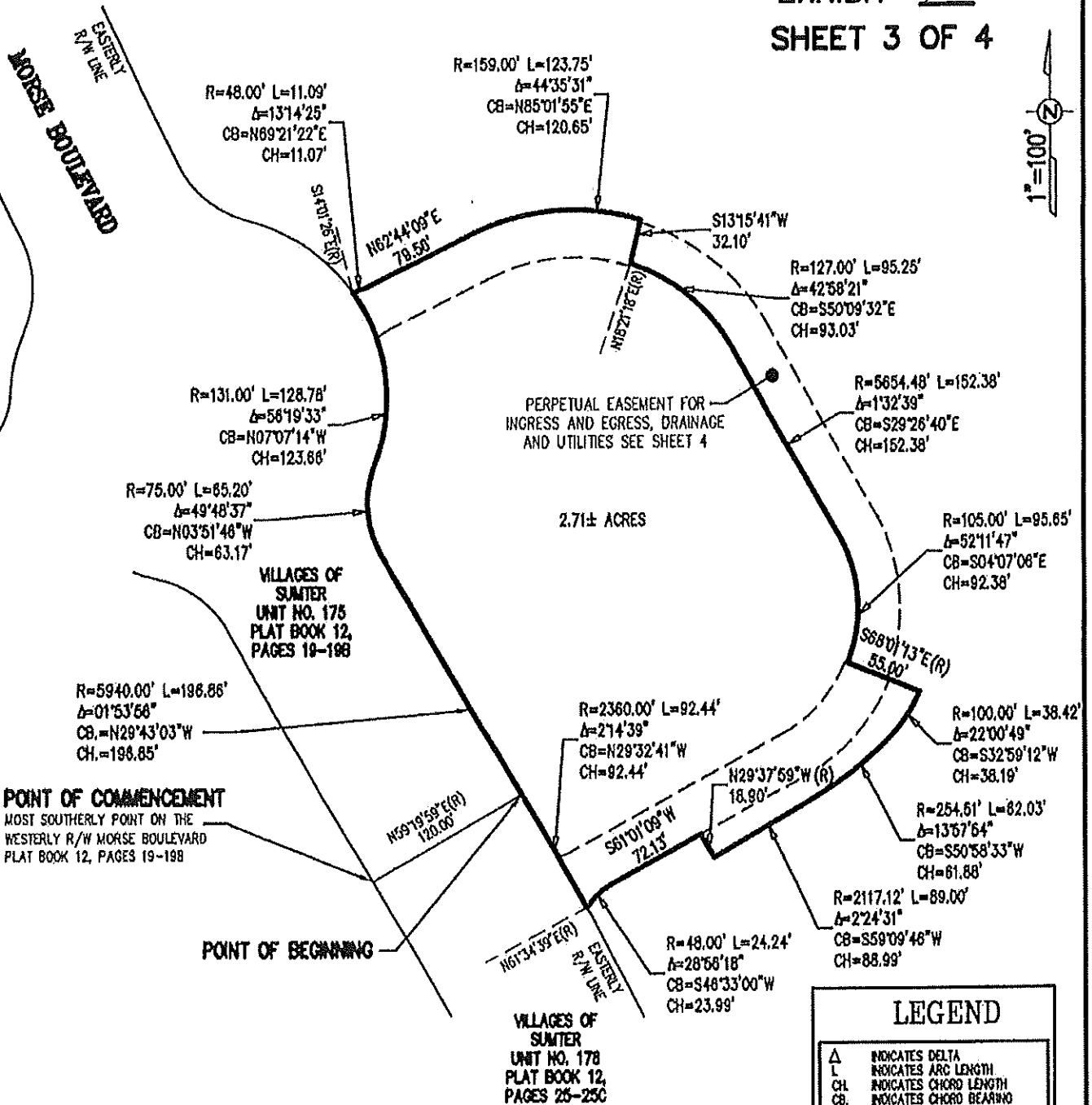
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DC, Gloria R. Hayward, Sumter County Page 4 of 7 B:2362 P:339

FIRE STATION #7



# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 3 OF 4



## LEGEND

Δ	INDICATES DELTA
L	INDICATES ARC LENGTH
CH	INDICATES CHORD LENGTH
CB	INDICATES CHORD BEARING
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
LB	INDICATES LICENSED BUSINESS

FIRE STATION #7

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**CORNER  
BAILEY  
AND ASSOCIATES, INC.**

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708

4100 NE 83RD AVE. • MIAMI, FL 33153 • (305) 744-3134

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 4 OF 4



MORSE BOULEVARD  
EASTERLY  
R/W LINE

R=48.00' L=11.09'  
Δ=13°14'25"  
CB=N89°21'22"E  
CH=11.07'

R=159.00' L=123.75'  
Δ=44°35'31"  
CB=N85°01'55"E  
CH=120.85'

S13°15'41"W (NON-TANGENT)  
2.01'

POINT OF BEGINNING

R=157.00' L=120.42'  
Δ=43°58'52"  
CB=S50°38'47"E  
CH=117.49'

N13°15'41"E  
30.10'

R=127.00' L=95.25' Δ=42°58'21"  
CB=N50°09'32"W CH=93.03'

R=5824.48' L=151.57'  
Δ=1°32'39"  
CB=S29°28'40"E  
CH=151.57'

R=131.00' L=128.78'  
Δ=58°19'33"  
CB=N07°07'14"W  
CH=123.66'

R=5654.48' L=152.38' Δ=1°32'39"  
CB=N29°28'40"W CH=152.38'

R=75.00' L=65.20'  
Δ=49°48'37"  
CB=N03°51'46"W  
CH=63.17'

R=105.00' L=95.85' Δ=52°11'47"  
CB=N04°07'06"W CH=92.38'

R=135.00' L=122.98'  
Δ=52°11'47"  
CB=S04°07'08"E  
CH=118.78'

VILLAGES OF SUMTER  
UNIT NO. 178  
PLAT BOOK 12,  
PAGES 19-198

R=5940.00' L=188.86'  
Δ=01°53'58"  
CB=N29°43'03"W  
CH=188.85'

POINT OF COMMENCEMENT  
MOST SOUTHERLY POINT ON THE  
WESTERLY R/W MORSE BOULEVARD  
PLAT BOOK 12, PAGES 19-198

N59°19'55"E(R)  
120.00'

S68°01'13"E(R)  
30.00'

N68°01'13"W(R)  
30.00'

VILLAGES OF SUMTER  
UNIT NO. 178  
PLAT BOOK 12,  
PAGES 25-25C

## LEGEND

Δ INDICATES DELTA  
L INDICATES ARC LENGTH  
CH INDICATES CHORD LENGTH  
CB INDICATES CHORD BEARING  
R INDICATES RADIUS LENGTH  
(R) INDICATES RADIAL LINE  
LB INDICATES LICENSED BUSINESS

FIRE STATION #7

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**FEARNEB**  
AND ASSOCIATES, INC.  
4150 NE 8TH ROAD • MELBOURNE, FL 32956 • (321) 748-3129

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709

## **EXHIBIT "B"**

No portion of the Property shall be used as: a commercial bank or savings and loan association; medical office; real estate or mortgage company office; restaurant, bar, or nightclub; an electronic or other game parlor; an automotive repair facility; a gas station; a food bank; a soup kitchen; a drug or crime rehabilitation center; a shelter for abused spouses or children or similar uses; or a so called "adult" or "X-rated" store.

Further, grantor reserves the right to approve in its reasonable discretion all changes to the site plan, exterior appearance of all structures (including architectural features), exterior signage, and exterior lighting existing on the Property, unless such changes are required by applicable law.